

ZONING

Sec. 44-88. Schedule of area, height, bulk and placement regulations.

Except as specifically provided in this chapter, regulations governing the minimum lot width and area; required front, side and rear yards; maximum permitted floor area ratio; maximum permitted height of structures; maximum permitted lot coverage; and related matters shall be for the several regular districts as shown in the schedules set forth in this section. See also article IV of this chapter.

TABLE 2: SCHEDULE OF AREA, HEIGHT, BULK AND PLACEMENT REGULATIONS								
	Minimum Lot Area per Multifamily Dwelling Unit (square feet) (Note: subject to planned development and watershed protection regulations)			Required Yards (feet)				
District	First	Additional	Min. Lot Width (feet)	Front	Side	Rear	Max. Lot Coverage (%)	Max. Permitted Height (feet)
R-1 (multi-family not permitted)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
R-2 (multi-family) public water and sewer	12,500	6,250	75	30	15	30	30	35
R-3 (multi-family) public water and sewer	10,000	5,000	75	25	15	25	30	35
O-I public water and sewer	10,000	5,000	75	25	15	25	30	35

Note: "Public water and sewer" means water and sewer provided by a municipal and/or county system.

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Table 2: Schedule of Area, Height, Bulk and Placement Regulations

District	Minimum Lot Area (sq. ft.)	Minimum Lot Width (feet)	Required Yards (feet)			Maximum Floor Area Ratio	Maximum Permitted Height (feet)
			Front	Side	Rear		
O-I	20,000	100	30	20	30	1:5	35
C-1	20,000	100	30	20	30	1:5	35
C-2	40,000	150	35	20	35	1:3	50
C-3	20,000	75	20	15	35	1:3	35
E-1	40,000	100	30	25	35	1:3	45
E-2	60,000	150	40	25	35	1:2.5	45

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TABLE 2A. SCHEDULE OF AREA, HEIGHT, AND PLACEMENT REGULATIONS FOR SINGLE-FAMILY DETACHED RESIDENTIAL

District	Lot Size Based on Meeting Standards of Table 2C4 (sq. ft.) (Note: See exception under footnote #1)	Min. Lot Width ³ (feet)	Required Yards (feet)			Max. Lot Coverage (%)	Max. Permitted Building Height (feet)
			Front	Side	Rear		
R-1 Standard 1 ¹	No public water or sewer: 20,000 minimum Public water or sewer: 15,000 minimum Public water and sewer: 12,500 minimum	75	40	12	30	30	35
R-1 Standard 2 ²	87,120 or larger	200	40	15	35	30	35
	43,561-87,119	100	40	15	35	30	35
	20,001-43,560	75	30	15	30	30	35
	10,001--20,000	60	25	5	20	40	35
	7,000--10,000	55	25	5	20	45	35
R-2 Standard 1 ¹	No public water or sewer: 20,000 minimum Public water or sewer: 15,000 minimum Public water and sewer: 12,500 minimum	75	30	15	30	30	35
R-2 Standard 2 ²	87,120 or larger	200	40	15	35	30	35
	43,561--87,119	100	40	15	35	30	35
	20,001--43,560	100	40	15	35	30	35
	10,001--20,000	60	25	5	20	40	35
	7,000--10,000	55	25	5	20	45	35
R-3 Standard 1 ¹	No public water or sewer: 20,000 minimum Public water or sewer: 15,000 minimum Public water and sewer: 12,500 minimum	75	30	15	25	30	35
R-3 Standard 2 ²	87,120 or larger	200	40	15	35	30	35
	43,561--87,119	100	40	15	35	30	35
	20,001--43,560	75	35	15	30	30	35
	10,001--20,000	60	25	5	20	40	35
	7,000--10,000	55	25	5	20	45	35

**TABLE 2A. SCHEDULE OF AREA, HEIGHT, AND PLACEMENT
REGULATIONS FOR SINGLE-FAMILY DETACHED RESIDENTIAL**

- 1 Standard 1 applies to all lots in a subdivision, as defined in section 36-2, consisting of cumulatively five or fewer new lots created after the effective date of the ordinance from which this chapter is derived. The residual tract of land shall be included in counting the total number of lots unless the residual tract is a minimum of two acres and/or a residential structure exists on the tract. Standard 1 lots are not subject to the standards of table 2C. Lots created prior to the effective date of table 2A pertaining to the schedule of area, height, and placement regulations for single-family detached residential shall adhere to standard 1 required yards, maximum lot coverage and maximum permitted building height.
- 2 Standard 2 applies to all lots in a subdivision, as defined in section 36-2, consisting of cumulatively greater than five lots created after the effective date of the ordinance from which this chapter is derived. Standard 2 lots are subject to the standards of table 2C.
- 3 Lots must meet the lot depth/width ratio requirements of section 36-78(a).
- 4 Lots are subject to division 3 of article XIII of this chapter pertaining to the watershed protection district, where applicable.

Note: "Public water and/or sewer" means water and/or sewer provided by a municipal or county system.



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**TABLE 2B. SCHEDULE OF AREA, HEIGHT, AND PLACEMENT REGULATIONS
FOR TWO-FAMILY DETACHED RESIDENTIAL**

District	Lot Size Based on Meeting Standards of Table 2C4 (sq. ft.) (Note: see exception under footnote #1)	Min. Lot Width ³ (feet)	Required Yards (feet)			Max. Lot Coverage (%)	Max. Permitted Building Height (feet)
			Front	Side	Rear		
R-1 (two-family not permitted)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
R-2 Standard 1 ¹	No public water or sewer: 30,000 min. Public water or sewer: 22,500 min. Public water and sewer: 18,750 min.	75	30	15	30	30	35
R-2 Standard 2 ²	130,680 or larger	200	40	15	35	30	35
	65,342--130,679	100	40	15	35	30	35
	30,002--65,340	75	30	15	30	30	35
	15,002--30,000	60	25	5	20	40	35
	10,500--15,000	55	25	5	20	45	35
R-3 Standard 1 ¹	No public water or sewer: 30,000 min. Public water or sewer: 22,500 min. Public water and sewer: 18,750 min.	75	30	15	25	30	35
R-3 Standard 2 ²	130,680 or larger	200	40	15	35	30	35
	65,342--130,679	100	40	15	35	30	35
	30,002--65,340	75	30	15	30	30	35
	15,002--30,000	60	25	5	20	40	35
	10,500--15,000	55	25	5	20	45	35
O-I Standard 1 ¹	No public water or sewer: 30,000 min. Public water or sewer: 20,000 min. Public water and sewer: 15,000 min.	75	30	15	25	30	35
O-I Standard 2 ²	130,680 or larger	200	40	15	35	30	35
	65,342--130,679	100	40	15	35	30	35

**TABLE 2B. SCHEDULE OF AREA, HEIGHT, AND PLACEMENT REGULATIONS
FOR TWO-FAMILY DETACHED RESIDENTIAL**

- 1 Standard 1 applies to all lots in a subdivision, as defined in section 36-2, consisting of cumulatively five or fewer new lots created after the effective date of the ordinance from which this chapter is derived. The residual tract of land shall be included in counting the total number of lots unless the residual tract is a minimum of two acres and/or a residential structure exists on the tract. Standard 1 lots are not subject to the standards of table 2C. Lots created prior to the effective date of table 2B pertaining to the schedule of area, height, and placement regulations for two-family detached residential shall adhere to standard 1 required yards, maximum lot coverage and maximum permitted building height.
- 2 Standard 2 applies to all lots in a subdivision, as defined in section 36-2, consisting of cumulatively greater than five lots created after the effective date of the ordinance from which this chapter is derived. Standard 2 lots are subject to the standards of table 2C.
- 3 Lots must meet the lot depth/width ratio requirements of section 36-78(a).
- 4 Lots are subject to division 3 of article XIII of this chapter pertaining to the watershed protection district, where applicable.

Note: "Public water and/or sewer" means water and/or sewer provided by a municipal or county system.

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TABLE 2C. SLIDING SCALE OF SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL LOT SIZES BASED ON MANDATORY STANDARDS

If Min. Lot Size Is:	Then These Standards Must Be Met
Two acres or larger	Well, septic (on site) permitted. No road capacity requirement. No open space restrictions. No school capacity restrictions. Minimum of seven deciduous trees--four with a 3.0-inch caliper and three with a 2.5-inch caliper.4
Less than two acres, but more than one acre (43,560 square feet)	Public water shall be used. Septic system (on site) shall be permitted. No road capacity requirement. No open space requirement. School capacity must be available for all recorded lots based on the formula below.1 Minimum of five deciduous trees--three with a 3.0-inch caliper and two with a 2.5-inch caliper.4
One acre or less, but more than 20,000 square feet	Public water shall be used. Public sewerage shall be used. Roads must have a level of service of C or better after development.2 Open space provided at a rate of 1,500 square feet for each lot up to a maximum of ten acres.5 School capacity must be available for all recorded lots based on the formula below.1 Minimum of five deciduous trees---three with a 3.0-inch caliper and two with a 2.5-inch caliper.4
20,000 square feet or less, but more than 10,000 square feet	Public water shall be used. Public sewerage shall be used. Roads must have a level of service of C or better after development.2 Open space provided at a rate of 2,500 square feet for each lot up to a maximum of ten acres.5 School capacity must be available for all recorded lots based on the formula below.1 Minimum of four deciduous trees--two with a 3.0-inch caliper and two with a 2.5-inch caliper.4
10,000 square feet or less, but more than or equal to 7,000 square feet	Public water shall be used. Public sewerage shall be used. Roads must have a level of service of C or better after development.2 Open space provided at a rate of 3,000 square feet for each lot up to a maximum of ten acres.5 School capacity must be available for all recorded lots based on the formula below.1 Minimum of three deciduous trees---minimum planting size of 3.0-inch caliper.4

TABLE 2C. SLIDING SCALE OF SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL LOT SIZES BASED ON MANDATORY STANDARDS

- 1 The number of expected school students per lot in a development shall be as determined by the board of commissioners through the growth estimation model. For school districts where a model has not been adopted by the board of commissioners, the number of lots multiplied by 0.9 students per lot equals the number of expected school students for this development. Students will be divided as follows: 0.45 for elementary school, 0.18 for middle school and 0.27 for high school; when the board of education releases bids for a new or renovated school, the new school capacity will be factored in. Enrollment at schools (elementary, middle, high school) will not exceed the building capacity at any of the three schools by more than ten percent until additional space is available.
- 2 Right and left turn lanes must be provided on roads with traffic counts exceeding 3,000 vehicles per day (vpd). Traffic generated by the proposed development, based on the Institute of Traffic Engineers (ITE) most recent trip generation rates, must be included in calculating the traffic count.
- 3 In no case, shall lots be less than 7,000 square feet.
- 4 All plant material shall be in good healthy condition at the time of planting and shall conform to the standards of the most recent edition of the American Standard for Nursery Stock, published by the American Association of Nurserymen. The 2.5-inch minimum caliper trees shall have a minimum mature crown spread of at least 12 feet. The 3.0-inch caliper trees shall have a minimum mature crown spread of at least 30 feet. Caliper measurements are at the time of planting. Tree preservation is encouraged, and existing trees may be substituted on a basis of one four-inch-caliper tree preserved for two new trees planted. A deciduous tree is one that typically loses its leaves in the fall of the year. Species include but are not limited to white oak, pin oak, red maple, sycamore, elm and poplar.
- 5 Sidewalks may be provided by the developer, if approved by the subdivision review board, as leading to a pedestrian destination point such as a school, park, etc. Sidewalks may constitute all or part of the open space requirements. The amount of sidewalk shall be calculated at a cost equal to the amount of reduction from the maximum open space requirement, based on current valuation for property tax purposes. For example, \$4,000.00 worth of sidewalk may be constructed instead of providing an acre of open space when the acreage is valued for tax purposes at \$4,000.00 per acre.

(Code 1995, § 515.027)

Secs. 44-89--44-115. Reserved.

ARTICLE IV. AREA, HEIGHT AND PLACEMENT REGULATIONS

Sec. 44-116. Encumbrance of land.

No portion of a lot used in connection with an existing or proposed building, structure or use and necessary for compliance with the area, height and placement regulations of this chapter shall, through sale or otherwise, be used again as part of the lot required in connection with any other building, structure, or use.

(Code 1995, § 515.035)

Sec. 44-117. Height.

- (a) *Excluded portions of structures.* Except as provided, the height limitations of this chapter shall not apply to any roof structures for housing elevators, stairways, tanks, ventilating fans, solar energy collectors, or similar equipment required to operate and maintain a building, provided that such structures shall not cover more than 20 percent of roof area or extend over ten feet in height; nor to church spires, steeples, belfries, cupolas, domes, monuments, water towers, skylights, flagpoles, vents, construction or mining cranes or draglines, or similar structures, which may be erected above the height limit, nor to firewalls or parapet walls; provided, however, that such walls shall not extend more than five feet above the roof.
- (b) *Aviation hazards.* No building or other structure, regardless of exclusions set forth in subsection (a) of this section, shall be located in a manner or built to a height which constitutes a hazard to aviation or creates hazards to persons or property by reason of unusual exposure to aviation hazards.

(Code 1995, § 515.036)

Sec. 44-118. Accessory structures.

Accessory structures in a residential zoning district shall conform to the following, except as otherwise provided in this chapter:

- (1) Accessory structures shall not exceed the maximum permitted height for the zoning district in which the property is located.
- (2) Accessory structures shall not be erected in any required front yard, except for fences not over six feet in height.
- (3) Accessory structures may occupy required side yards; provided, however, that such accessory structures are not closer than ten feet from any side lot line.
- (4) Accessory structures may occupy required rear yards, provided that such structures do not occupy more than 35 percent of the required rear yard and are not closer than five feet to any rear lot line.

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- (5) No part of any accessory structure shall be located in the required front yard of any corner lot in a residential district.
- (6) Manufactured homes shall not be used as accessory structures.

(Code 1995, § 515.037)

Sec. 44-119. Permitted projections into required yards.

- (a) Certain architectural features, such as but not limited to cornices, eaves, stoops and gutters, may project no more than three feet into the required front yard, five feet into the required rear yard and two feet into the required side yard.
- (b) Mechanical equipment, such as air conditioning units, heat pumps, heating equipment, solar panels, and similar installations, may not project into the required front yard, but may project five feet into the required rear yard and two feet into the required side yard.

(Code 1995, § 515.038)

Sec. 44-120. Averaging and existing residential front setback.

In a residential district, where the average of the front yard is less than the minimum required front yard, the required yard line may be reduced to this lesser average depth, but in no case less than ten feet. For the purpose of computing such average, an adjacent vacant lot shall be considered as having the minimum required front yard specified for the zoning district.

(Code 1995, § 515.039)

Sec. 44-121. Visibility of intersections.

No structure or portion of any structure shall be placed or erected; no motor vehicle, trailer or equipment shall be allowed to park, stand, stop or be stored; and no vegetation shall be maintained, planted or allowed to grow in a manner which impedes the visibility from a street, alley or driveway of oncoming traffic from any direction in the intersecting public street, between the heights of 2 1/2 feet and eight feet, as measured from the pavement edge of the adjacent roadway, across triangles described as follows:

- (1) Start at the intersection of the rights-of-way of the two intersecting roadways or at the intersection of the pavement edges, if no right-of-way exists;
- (2) Measure from the intersection 70 feet along the major right-of-way or pavement edge and ten feet along the minor; and
- (3) Connect the ends of the measurements to form a triangle.

(Code 1995, § 515.040)

Sec. 44-122. Calculation and rounding of combined requirements.

When making calculations as directed in this chapter (for example, off-street parking requirements), round to the nearest, highest whole number.

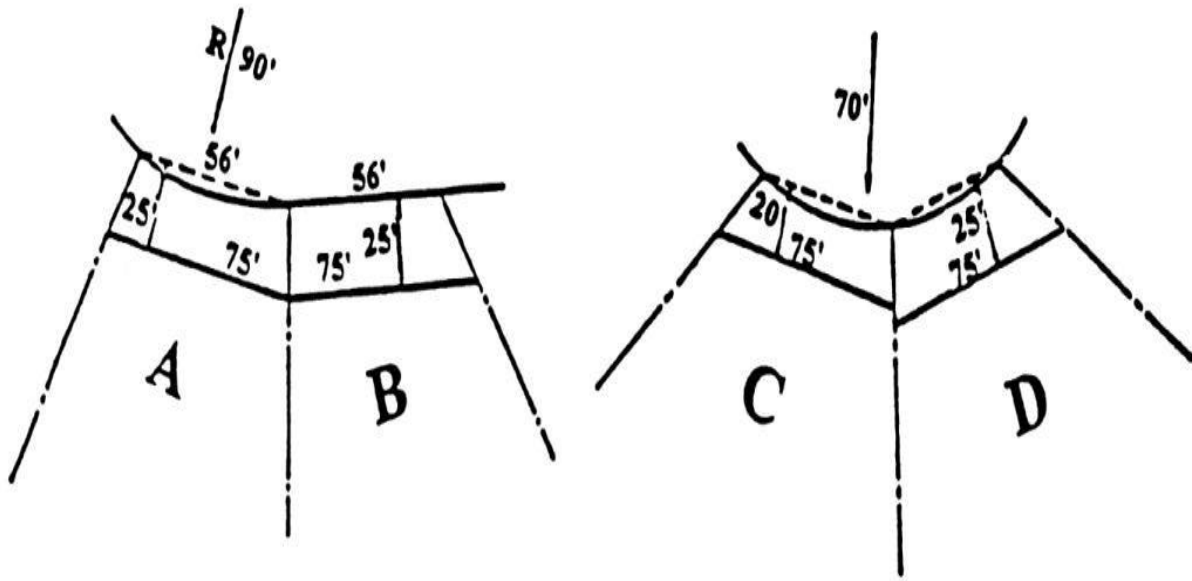
(Code 1995, § 515.041)

Sec. 44-123. Lots.

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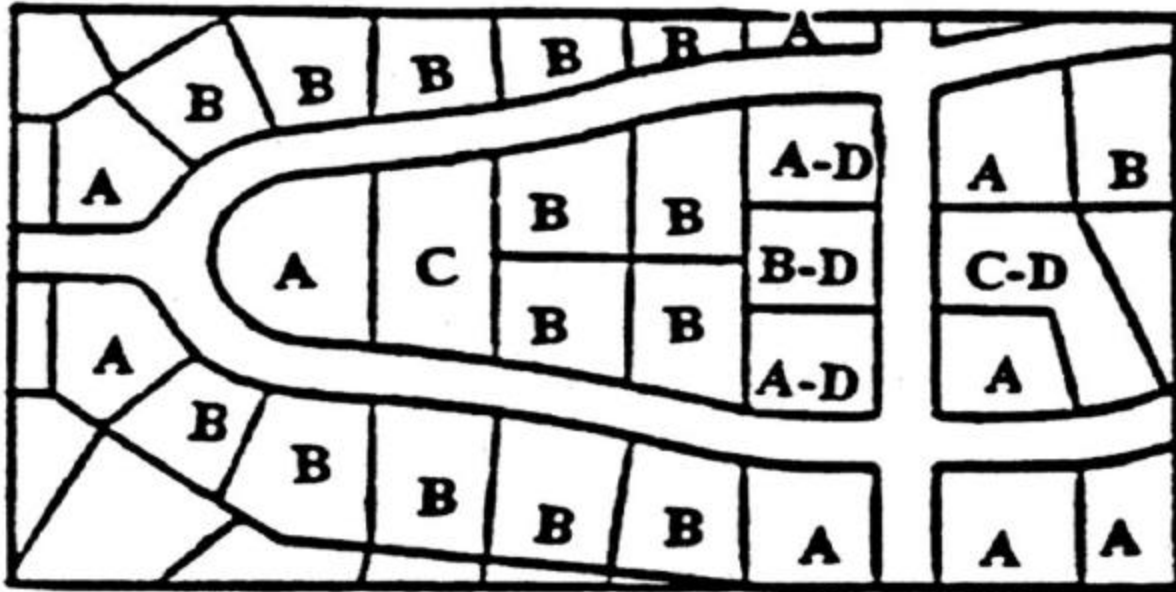
- (a) *Measurement of width.* Measurement of the width of lots for the purposes of this chapter shall be as follows:
- (1) The width of a lot shall be measured across the required front setback line; provided, however, that width between side lot lines where they intersect with the street line shall not be less than 80 percent of the required minimum lot width except for lots on the turning circles of culs-de-sac or at similar points of street curvature where the radius of the right-of-way line, or a circle approximately following the right-of-way line and intersecting the foremost points of the side lot lines, is less than 90 feet. Diagram 2 indicates the relationships involved:

DIAGRAM 2



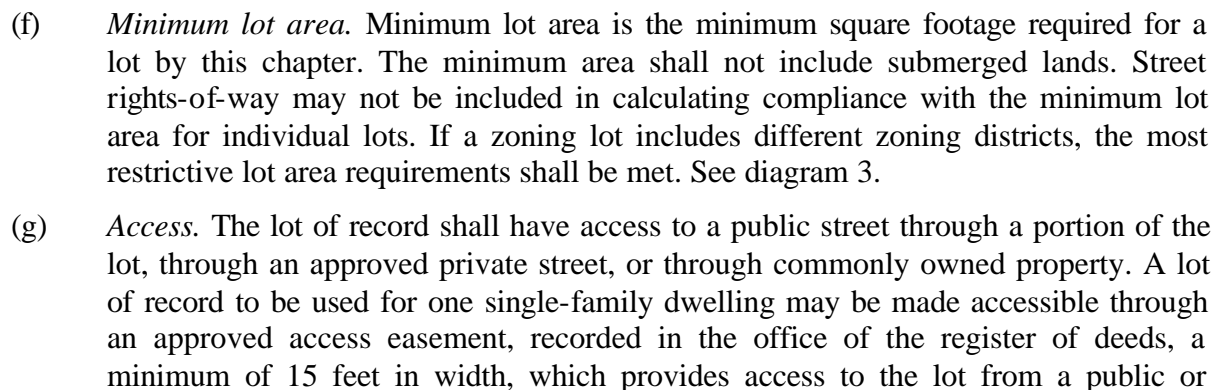
- (2) Lot taper is permissible at the 90-foot curve radius A or along straight street B, with a required 25-foot front setback line and a required lot width of 75 feet. The street line is 80 percent of the lot width as measured at the required front setback line. Lots with lines radial to a curved street line with a curve radius less than 90 feet (in this case, 70 feet) need not comply with the 80-percent rule. Lot C shows the application with a 20-foot front, D with 25 feet applied in turn circles of culs-de-sac or at sharp bends in streets.
- (b) *Lot area.* The area of a lot shall be construed as the total area within its boundaries, excluding all rights-of-way.
- (c) *Lot types.* Lot types are as follows:
- (1) Diagram 3 illustrates the terminology used with reference to corner, interior, reversed-frontage, and through lots.

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DIAGRAM 3



- (2) In diagram 3, lot A is a corner lot, defined as a lot located at the intersection of two or more streets. A lot abutting a curved street shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot (projected if rounded) meet at an interior angle of less than 135 degrees. See lots marked A in the diagram.
 - (3) Lot B is an interior lot, defined as a lot other than corner lot and abutting one street. Alleys shall not be considered as streets for purposes of this definition.
 - (4) Lot C is a through lot, defined as a lot other than a corner lot, and with frontage on more than one street. Through lots abutting two streets shall be referred to as "double-frontage lots" unless a corner lot. Alleys shall not be considered as streets for purposes of this definition.
 - (5) Lot D is a reversed-frontage lot, defined as a lot on which the frontage is at right angles or approximately right angles (interior angles less than 135 degrees) to the general pattern in the area. A reversed-frontage lot may also be a corner lot (A-D in the diagram), an interior lot (B-D) or a through lot (C-D).
- (d) *Lot frontage, placement of homes.* Lot frontage shall be determined as follows and placement of homes shall be in accordance with the following:
- (1) On interior lots, the front of a lot shall be construed as the portion nearest the street.
 - (2) On corner lots, the frontage of a lot shall be construed as the shortest boundary to a street. If the lot has equal frontage on two or more streets, frontage shall be determined by the zoning administrator in accordance with the prevailing building pattern or the prevailing lotting pattern; if a building pattern has not been established, frontage shall be determined at the option of the owner.

- (3) On through lots, all portions adjacent to streets shall be considered as frontage for regulatory purposes. If the zoning administrator finds that the pattern of lots or the pattern of required yards, on lots adjacent to portions of the through lot, is such as to justify the elimination of the requirement that more than one frontage be provided on the lot, such additional frontage shall not be required.
- (4)
 - a. Every home shall be placed on the lot in harmony with the existing site-built structures. Where no neighboring structures are available for comparison, it shall be sited with the front running parallel to the street providing access to the site. On corner lots the side with the greatest road frontage shall be considered the front. On culs-de-sac the home shall be sited with the front of the home being parallel to the street access.
 - b. Staff shall have the authority to grant a waiver on the site placement of homes on a case-by-case basis. This waiver will be based on the topography of the site and any other special conditions of the particular site.
- (e) *Diagram of yards.* Diagram 4 indicates the nomenclature and location of yards.



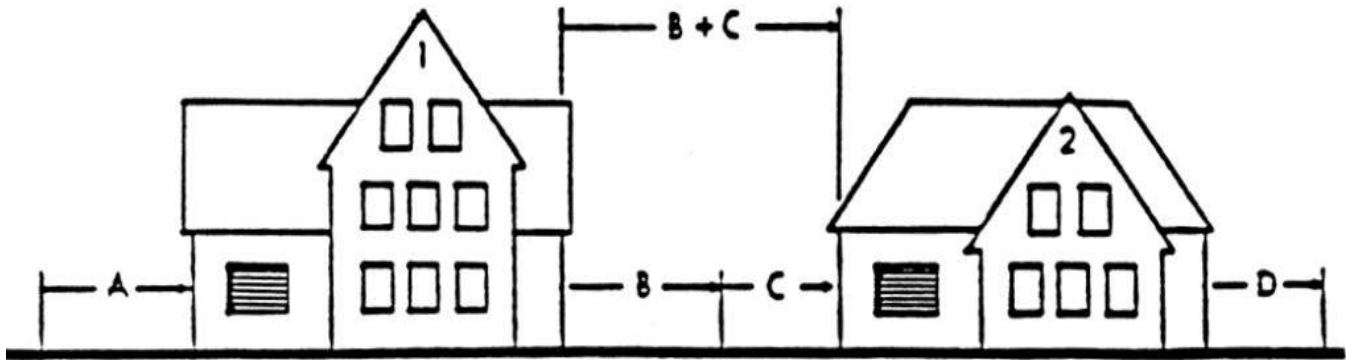
approved private street.

(Code 1995, § 515.042)

Sec. 44-124. Open space and building spacing in residential districts.

- (a) *Intent.* Yards, courts, and other open space required in this chapter in relation to structures or portions of structures containing dwelling or lodging units are intended to perform a variety of functions. Among these, as appropriate to and required by the uses involved and their location, are ensuring the following:
 - (1) Adequate privacy, desirable outlook, natural light, and ventilation;
 - (2) Access to and around service areas;
 - (3) Space for landscaping;
 - (4) Spacing between buildings and portions of buildings for reducing potential adverse effects of noise, odor, glare, or hazards from fire; and
 - (5) Recreation space near buildings.
- (b) *Calculations of building spacing requirements.* Calculations of building spacing requirements shall be made as follows:
 - (1) Spacing requirements for buildings or portions of buildings containing dwelling or lodging units shall be based on horizontal length of walls, number of stories, type of windows in walls involved, and orientation of the main exterior entrance to individual units.
 - (2) Each building shall have yards surrounding it as calculated by the formulas described in subsection (g) of this section. The outer perimeter of these required yards shall be defined as the building site line. The distance between adjacent buildings shall be, at a minimum, the sum of the required yards for each building. The distance between a building and the lot line shall be, at a minimum, the yard required by this section. Diagram 5 illustrates these relationships.

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DIAGRAM 5



Yard A is the left yard required by building 1 Yard C is the left yard required by building 2

Yard B is the right yard required by building 1 Yard D is the right yard required by building 2

$B + C$ = the required spacing between buildings 1 and 2

- (c) *Definitions and classifications relating to windows and building walls.* For purposes of establishing open space requirements adjacent to building walls, enclosing dwellings or lodgings, the following definitions and classifications shall govern:

Habitable rooms means rooms designed and used for living, sleeping, eating, cooking, or combinations thereof. Bathrooms, toilet compartments, closets, halls, storage rooms, laundry and utility spaces, basement recreation rooms, and similar areas are not considered habitable rooms.

Primary walls means walls containing primary windows or main exterior entrances to individual living quarters when directly facing a primary wall.

Primary windows means windows in habitable rooms except bedrooms and kitchens.

Secondary walls means walls containing only secondary, or secondary and tertiary, windows.

Secondary windows means windows of habitable rooms other than primary windows, as defined in this subsection.

Tertiary walls means windowless walls or walls containing only tertiary windows.

Tertiary windows means windows other than for habitable rooms.

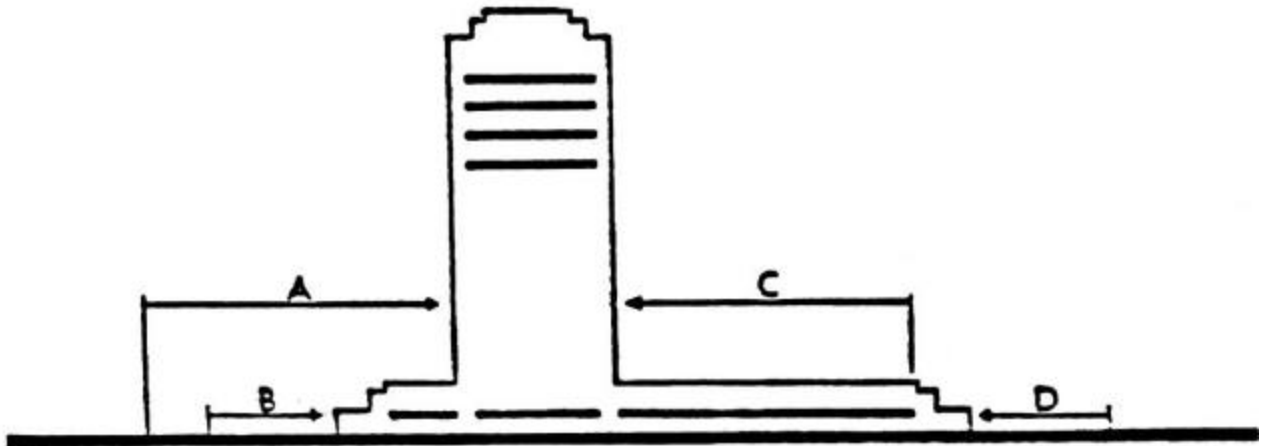
- (d) *Length of walls.* The length of a wall shall be measured as the horizontal distance from corner to corner. Where walls in continuous general frontage (as in the case of attached dwellings) are offset by angles or setbacks of six feet or more, length of each segment so set off shall be measured separately in establishing pertinent yard depth. Where walls in continuous general frontage enclose portions of buildings varying one

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story or more in height, the length of each segment so varying shall be measured separately in computing pertinent yard depth. Length of the wall of a circular building shall be construed as the diameter of the building.

- (e) *Height in stories.* Computations of height in stories shall be made in accordance with the following:
 - (1) Height in stories shall be computed as the actual number of stories in the wall above ground level, with the following exceptions. Where the wall is along a slope, the number of stories shall be construed as the arithmetic mean number, with half a story or more considered as a full story, and less than half a story ignored in computations. When height per story exceeds an average of 11 feet, calculations involved in yard or spacing determinations shall be based on an assumed number of stories served by dividing the building height by ten feet.
 - (2) Penthouses, roof shelters, and housing for mechanical equipment shall be ignored in computations, except where they are visible from the ground level within the lot or the building site, are ten feet or more in height, or occupy 50 percent or more of the length of the wall at their bases, in which case an additional story shall be included in the computation.
- (f) *Measurement of yard or other space depth.* Measurement of yard or other space depth shall be in accordance with the following:
 - (1) Yard or other open space depth between exterior building walls and adjacent lot or building site lines shall be measured horizontally in relation to the ground, and perpendicularly to straight walls or radially to curved walls. Distance at all points shall be at least equal to minimum requirements set forth in this chapter, except yard space for two walls may overlap where it does not affect the distance between two buildings.
 - (2) Where portions of buildings contain different numbers of stories and different offsets, the required yard shall be as established for the portion of the proposed building nearest to the lot or adjacent building except where a portion of the proposed building requires a greater yard because of its greater number of stories or size. Lower portions of buildings may extend into yards required for upper portions, but shall provide the yards required by their size and height.
 - (3) Diagram 6 illustrates these relationships. On the left side of the building, the height and size of the upper portion of the building results in a yard, A, which is greater than the yard, B, which would be required by the lower portion. The greater yard, A, would be the required yard for the left side of the building. On the right side of the building, the lower portion of the building extends farther toward the lot line such that its yard, D, would move the building farther from the lot line than the yard, C, required by the taller portion of the building. The yard labeled D would be the required yard for the right side of the building.

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DIAGRAM 6



- (g) *Formulas determining minimum open space requirements adjacent to walls.* Formulas for determining the minimum open space requirements adjacent to walls are as follows. Minimum distance from building walls to lot lines or buildings containing dwelling units shall be computed as follows, where D is depth in feet, L is length of building in feet, and S is height in stories:
- (1) Primary walls: $D = 6 + 25 + L/10$.
 - (2) Secondary walls: $D = 2 + S + L/10$, but not less than ten feet if adjacent to zoning lot boundaries.
 - (3) Tertiary walls: only as required for required yards, as required for fire protection by building or other applicable codes or five feet, whichever is greater. If a tertiary wall occurs next to a zoning lot line, the minimum distance is ten feet. The yard requirements stated in this subsection (g) are minimums. If greater yard requirements are established elsewhere in this chapter, the greater requirements shall apply.

(Code 1995, § 515.043)

Secs. 44-125--44-150. Reserved.